

**RESOLUTION NO. CZAB14-48-05**

*WHEREAS*, **LAZARO BOMBALIER** applied for the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 **AND:** The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

**LOCATION:** The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue

(Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the entire application with prejudice was offered by Dawn Lee Blakeslee, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Rose L. Evans-Coleman	absent
Wilbur B. Bell	nay	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	nay
Dr. Pat Wade		aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14, that the requests for a district boundary change (Item #1), to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (Item #2), to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication for the west half of S.W. 132 Avenue (Item #3), and to permit a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting (Item #4) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 13<sup>th</sup> day of December, 2005.

Hearing No. 05-9-CZ14-3  
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**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-48-05 adopted by said Community Zoning Appeals Board at its meeting held on the 13<sup>th</sup> day of December 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of December, 2005.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





**Department of Planning and Zoning**

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Strategic Business Management  
Team Metro  
Transit  
Task Force on Urban Economic Revitalization  
Vizcaya Museum And Gardens  
Water & Sewer

December 19, 2005

Lazaro Bombalier  
c/o Pedro A. Hernandez  
2450 S.W. 137 Avenue #217  
Miami, FL 33175

Re: Hearing No. 05-9-CZ14-3 (04-449)  
Location: West side of S.W. 132 Avenue, approximately 660'  
north of S.W. 192 Street, Miami-Dade County, FL.

Dear Mr. Bombalier:

Enclosed herewith is Resolution No. CZAB14-48-05, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, with prejudice, your application for a district boundary change and related variances on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128.

The date of posting is December 19, 2005.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure

*Delivering Excellence Every Day*